Tax Map/Block/Parcel
No. 46 19 816

Building Permit/Zoning
Certificate BP-01-1381

Case ZA-571

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Green Builders 1255 Baugher Road Westminster, Maryland 21158
REQUEST:	A variance to reduce the required lot width from 70 Ft. to 56 Ft. for Off-Conveyance #1
LOCATION:	Washington Road near intersection with Smith Avenue Westminster, Maryland 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-89 and 223-181
HEARING HELD:	June 6, 2001

FINDINGS & CONCLUSIONS

Facts, which support the request for relief from the strict terms of the Ordinance, in this case, a reduction of the minimum required lot width from 70 feet* to 56 feet for Off-Conveyance #1, are as follows:

The Applicant is requesting a 14 Ft. variance from the required lot width to construct a home on Off-Conveyance #1 (as described on a Plat prepared by R.T.F., Inc., dated February 13, 2001, on a property located on Washington Road near the intersection with Smith Avenue. The subject property has been approved for three **legal** building lots. Since the Applicant is proposing to build these homes "square" on the lots, a variance is required. Without granting this variance, the Applicant has the right to construct a home on each lot by placing them on a "slant".

There were four neighbors and a Personal Representative of a fifth neighbor present at the hearing, four of which opposed the Applicant's request; however, in order to be aesthetically pleasing to the existing neighborhood, two of the four citizens still present toward the end of the hearing felt that the squaring of the houses to property lines was preferable to the slanting.

Testimony and facts presented in this case met the test of practical difficulty and, therefore, the variance is hereby granted.

This approval is valid for one year from the date of this Zoning Certificate.

NOTE:

Appeals of decision made pursuant to Chapter 223-183 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Chapter 223-188 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-183 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

6/10/01
DATE

Robert A. Bair
ROBERT A. BAIR
ZONING ADMINISTRATOR

cc: Zoning Enforcement

*While the advertised variance was requested for 75 Ft. to 56 Ft., the actual variance required is 70 Ft. to 56 Ft. The difference in the advertised request vs. the actual variance requirement was not a material factor in deciding this case, since the opponents did not wish to see the lots improved with dwellings under any circumstances.